



Bengaluru Central City Corporation

BCCC/EE/TEC/Tend/04/2025-26

Dated: 06-03-2026.

Office of the Executive Engineer
Traffic Engineering Cell Division
Bengaluru Central City Corporation
Room No: 09, Ground Floor, Annex Building-3,
Greater Bengaluru Authority Office Premises,
NR Square, Bengaluru-560002
e-Mail: tecbccc@gmail.com

Corrigendum

**Subject: - Amendment to Calander of Events & Withdrawal of SI No: 9
Skywalk Proposal.**

Reference: - This Office Tender Notification Even No, Dated: 23-02-2026.

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This is to notify that the calendar of events as been modified as follows and the Construction of Skywalk under PPP Model on Design, Build, Finance, Operate and Transfer (DBFOT) based on "Dynamic Duration" model under Commercial Advertisement rights at "Queens Junction." (Integrated with MG Road, Kasturaba Road, Lavelle Road & Queens Road). (Integrated) (SI No: 9 of the Tender Notification) has been withdrawn due to technical reasons. Remaining tender conditions (other than those modified in the pre-bid response (if any)) has not changed.

Amendments:

SI No	Page No & Clause	As per RFP	To be Read as
1	2	3	4
1	14 & 15, Clause: 1.5	Scope: Bengaluru Central City Corporation (BCCC) aims at improving its services to the pedestrian public of Bengaluru City and proposes to develop a number of Skywalks equipped with lifts, staircases and with or without escalators around the city at select identified	Scope: Bengaluru Central City Corporation (BCCC) aims at improving its services to the pedestrian public of Bengaluru City and proposes to develop a number of Skywalks equipped with Escalators and Staircases around the BCCC limits at select identified locations. The

		locations. The Skywalks project initiative would involve systematic design, development, construction, financing, operation, maintenance, revenue collection, and deployment.	Skywalks project initiative would involve systematic design, development, construction, financing, operation, maintenance, revenue collection, and deployment. Wherever Escalators are not feasible due to space constraint, the BCCC may allow to provide Lifts instead of Escalators.
2	73, Table Column-3	Total Base Price Rs in Lakhs	Annual Ground Rent fixed Rs in Lakhs
3	70 to 74 Annexure 13, Column-4	No of Months of Concession Period Quoted / Offered	No of Months of Concession Period Quoted / Offered. Note: In KPP Portal the unit may appear to be in Rs, Hence the bidders do not confuse with the same. They have to presume to be in months (instead of Rs) and quoted for no months.
4	RFP General	Advertisement Tax	Advertisement Fee. (Wherever it appears in the entire document)

Calendar of Events

Last Date for Receipt of Tender is 27-03-2026 up to 17-00 Hrs.

Date of opening of technical Bid is 30-03-2026 at 11-00 Hrs.

Date of opening of financial Bid after approval of technical bid.

Attachment: Replay to Pre-Bids Queries

Sd/-
(B Prabhakara)
Executive Engineer
Traffic Engineering Cell Division
Bengaluru Central City Corporation

Copy Submitted to the:

1. Personnel Section of Hon'ble Administrator, Bengaluru Central City Corporation to bring into the notice of the Hon'ble Administrator.
2. Hon'ble Commissioner, Bengaluru Central City Corporation for kind information.
3. Additional Commissioner (Development) Bengaluru Central City Corporation for kind information.
4. Chief Engineer (Zone-1 & 2), Bengaluru Central City Corporation for kind information.
5. Superintending Engineer (Zone-1 & 2), Bengaluru Central City Corporation for kind information.
6. Notice Board / Office Copy.



(B Prabhakara)
Executive Engineer
Traffic Engineering Cell Division
Bengaluru Central City Corporation

Bengaluru Central City Corporation

Tender Notification No: BCCC/EE/TEC/Tend/04/2025-26 Dated: 23-02-2026

Name of Work: Construction of Skywalks under Public Private Partnership (PPP) Model on Design, Build, Finance, Operate and Transfer (DBFOT) based on "Dynamic Duration" Model under Commercial Advertisement Rights in Bengaluru Central City Corporation Limits (BCCC Limits).

SI No		Indent No		Name of Work			
1		2		3			
1		Indent No: SE0105.		Construction of Skywalk under PPP Model on Design, Build, Finance, Operate and Transfer (DBFOT) based on "Dynamic Duration" model under Commercial Advertisement rights at "Near Kadaraihanapalya Junction" on Old Madras Road Connecting Kadiraihanapalya to BDA Complex side (Across Both the Main Carriageway & Service Road). (General Category).			
2		Indent No: SE0106.		Construction of Skywalk under PPP Model on Design, Build, Finance, Operate and Transfer (DBFOT) based on "Dynamic Duration" model under Commercial Advertisement rights at "Near Diamond District" on Old Airport Road. (General Category)			
3		Indent No: SE0107.		Construction of Skywalk under PPP Model on Design, Build, Finance, Operate and Transfer (DBFOT) based on "Dynamic Duration" model under Commercial Advertisement rights at "Near Kamaraja Road and Cubbon Road Junction" across Cubbon Road & Kamaraja Road (Integrated). (General Category)			
4		Indent No: SE0108.		Construction of Skywalk under PPP Model on Design, Build, Finance, Operate and Transfer (DBFOT) based on "Dynamic Duration" model under Commercial Advertisement rights at "KIMS Medical College Junction on Krishna Rajendra Road. (General Category)			
5		Indent No: SE0109.		Construction of Skywalk under PPP Model on Design, Build, Finance, Operate and Transfer (DBFOT) based on "Dynamic Duration" model under Commercial Advertisement rights at "Kengal Hanumanthiah Road & Dr. Mari Gowda Road (Stock-35 Junction)" (Integrated) (General Category)			
6		Indent No: SE0110.		Construction of Skywalk under PPP Model on Design, Build, Finance, Operate and Transfer (DBFOT) based on "Dynamic Duration" model under Commercial Advertisement rights at "Shivashankar Circle" on Krishna Rajendra Road & Lalbagh Fort Road (Integrated). (Reserved for Scheduled Caste Category)			
7		Indent No: SE0111.		Construction of Skywalk under PPP Model on Design, Build, Finance, Operate and Transfer (DBFOT) based on "Dynamic Duration" model under Commercial Advertisement rights at "Amar Junction" on Dhanvantri Road. (Reserved for Scheduled Caste Category)			
8		Indent No: SE0112.		Construction of Skywalk under PPP Model on Design, Build, Finance, Operate and Transfer (DBFOT) based on "Dynamic Duration" model under Commercial Advertisement rights at "Mysuru Bank Junction" on Kempe Gowda Road. (Integrated with KG Road, Palace Road, Post Office Road & Avenue Road). (Integrated) (General Category)			
9		Indent No: SE0113.		Construction of Skywalk under PPP Model on Design, Build, Finance, Operate and Transfer (DBFOT) based on "Dynamic Duration" model under Commercial Advertisement rights at "Queens Junction." (Integrated with MG Road, Kasturaba Road, Lavelle Road & Queens Road). (Integrated) (Reserved for Scheduled Tribe Category)			
A) As Received Through Karnataka Public Procurement Portal up 15-00 Hrs on Dated: 05-03-2026							
SI No	Tender Number	Document Name	Page Number/Section Name	Statement	Query	Submitted On	Query Response / Amendment
1	2	3	4	5	6	7	8
1	Indent No: SE0105.	GENERAL	GENERAL	WETHER WE ARE DEVELOP LED DISPALY ON FOB	CAN DEPT ALLOW US TO DEVELOP LED DISPLAY ON FOB IF YES PL CLARIFY FURTHER ANY TERMS OR CONDITIONS TO BE IMPOSED	05-03-2026 14:38:09	Advertisements displayed on the Skywalks cross over. The selected bidder shall put static advertisement with the approved cloth by BCCC. No digital or light emitting displays are allowed at any circumstances.
2	Indent No: SE0105.	PRE BID QUERIES	21 EMD OR BID SECURITY SUBMISSION	EMD RUPEES 5 LAKH -AS ONE LAKH ONLINE AND 4 LAKH IN THE FORM OF BG	I kindly request you to allow payment of the full EMD amount through e-payment (Electronic Cash Transfer) on the KPPP portal for the concerned tender Due to convenience and faster processing, it would be helpful if the complete EMD payment could be made through the online payment facility available on the KPPP portal.	05-03-2026 14:34:14	As per Tender document Rs 5.0 lakhs (Rs. One lakh through e-payment & remaining Rs Four Lakhs as specified in bid document). Who ever wants to pay Rs 5.0 lakhs of e-payment, they can pay, for those, other forms (Rs 4.0 Lakhs) of payment is not mandatory.
3	Indent No: SE0105.	PRE BID QUERIES	GENERAL	LICENSE FEE OF BBMP OR ADVERTISEMENT TAX	PL CLARIFY LICENSE FEE, ADVERTISEMENT TAX ISSUE - WETHER CONCESSIONIER WILL PAY EXTRA OVER AND ABOVE THE ROYALTY COST	05-03-2026 14:30:50	Other than the Concession Fee as mentioned in Page No: 73 of the RFP. The Concessionary shall pay the Advertisement Fee as per Schedule-II of the Greater Bengaluru Area (Advertisement) Rules, 2025 which are in force and as and when they amended.
4	Indent No: SE0105.	SCOPE OF WORK	Page no 15	SPAN , WIDTH OF THE SKYWALK	FOR BETTERMENT OF THE PROJECT WE REQUIRED EXACT SPAN , ROAD WIDTH ,FOOTPATH CONDITION HOW MUCH SPACE AVAIBALE ON FOOTH PATH FOR STAIRCASE , LIFT AND ESCALATOR TO BE INSATALLED	05-03-2026 14:35:35	Please See Clause 1.28 in Page No: 32 of the RFP

Sl No	Tender Number	Document Name	Page Number/Section Name	Statement	Query	Submitted On	Query Response / Amendment
1	2	3	4	5	6	7	8
5	Indent No: SE0105.	SUBMISSION DATE	Page no 7	SUBMISSION DATE 13.03.2026	For the project sustainability assessment, we need to conduct a detailed study which includes a survey of potential locations, estimation of material costs, design development, structural cost analysis, and evaluation of the financial model viability. time to ensure accuracy and completeness. we kindly request you to grant an extension of the submission date by at least 15 days.	05-03-2026 14:36:36	The Calander of Events will be Amended and notified in the KPP Portal. Please watch and refer the KPP Portal from time to time.
6	Indent No: SE0106.	Queries	Page no 45	Regarding Award Criteria Least Period Offered	The present system of awarding the project based on the least concession period offered by the concessionaire is also not practical. Such a method may compel bidders to quote unrealistically shorter durations, which could ultimately affect long-term maintenance standards and service quality. We request that this award methodology be reviewed and replaced with a more balanced and technically sound evaluation mechanism.	05-03-2026 13:16:29	The Dynamic Duration Model is already time tested model. We may consider in future if this model fails. But not now.
7	Indent No: SE0106.	Queries	Page no 45	Construction Period Inclusion in Concession Period	As experienced in previous skywalk projects, several genuine practical constraints arise at site, including shifting of utilities, traffic police permissions, local issues, coordination delays, and statutory approvals, due to which completion within nine (9) months is practically challenging. However, the present RFP proposes to include the entire construction period within the total concession period. This is not equitable, as the concessionaire does not generate any revenue during the construction phase. We therefore request that the preliminary construction period be excluded from the total contractual/concession period and treated separately.	05-03-2026 13:18:47	No Change
8	Indent No: SE0106.	Queries	Page number 5,6,7	Dynamic Duration Model	Regarding the Dynamic Duration Model The very basic concept and methodology adopted under the Dynamic Duration model appears to be unscientific and financially unviable. The total investment involved in construction of a single skywalk includes substantial capital expenditure along with recurring monthly operational and maintenance costs such as 24 into 7 security arrangements, electricity charges, housekeeping and cleaning expenses, Annual Maintenance Contract AMC charges for lifts and escalators, administrative overheads, applicable taxes, rentals, and statutory payments, Depreciation and contingencies, under such circumstances, a restricted licence period determined through a Dynamic Duration mechanism, wherein the fixed base price is calculated based on the guidance value of the area, is not financially sustainable. The prescribed Base Price ranging from 1800000 to 5400000 per annum with an annual escalation of 5 percent further aggravates the financial burden and makes the project commercially unviable. The linkage of base price to the guidance value of the area does not scientifically reflect the revenue generating potential of advertisement rights. We therefore request that the base price methodology be reconsidered without adopting the guidance value of the area as the determining factor.	05-03-2026 13:14:52	The Bidder / Concessioner is advised to account for all these costs including, Construction, Maintenance, Unforce, Over Head Charges etc and Keeping in mind all these Quote the Minimum time duration. Which is Practicable to him / her or the agency.
9	Indent No: SE0106.	Queries	Page no 60,61	Revenue Potential from Advertisements	The advertisement revenue potential is purely an internal commercial assessment of the concessionaire and is dependent on market conditions, location viability, brand tie-ups, and operational strategy. It is not appropriate for the authority to predetermine or indirectly regulate such internal financial projections through restrictive duration models. This aspect may kindly be reconsidered.	05-03-2026 13:19:31	No Change

Sl No	Tender Number	Document Name	Page Number/Section Name	Statement	Query	Submitted On	Query Response / Amendment
1	2	3	4	5	6	7	8
10	Indent No: SE0107.	Queries	Page no 45	Regarding Award Criteria Least Period Offered	The present system of awarding the project based on the least concession period offered by the concessionaire is also not practical. Such a method could compel bidders to quote unrealistically shorter durations, which could ultimately affect long-term maintenance standards and service quality. We request that this award methodology be reviewed and replaced with a more balanced and technically sound evaluation mechanism.	05-03-2026 13:16:29	The Bidder / Concessioner is advised to account for all these costs including, Construction, Maintenance, Unforce, Over Head Charges etc and Keeping in mind all these Quote the Minimum time duration. Which is Practicable to him / her or the agency.
11	Indent No: SE0107.	Queries	Page no 45	Construction Period Inclusion in Concession Period	As experienced in previous skywalk projects, several genuine practical constraints arise at site, including shifting of utilities, traffic police permissions, local issues, coordination delays, and statutory approvals, due to which completion within nine (9) months is practically challenging. However, the present RFP proposes to include the entire construction period within the total concession period. This is not equitable, as the concessionaire does not generate any revenue during the construction phase. We therefore request that the preliminary construction period be excluded from the total contractual/concession period and treated separately.	05-03-2026 13:18:47	No Change
12	Indent No: SE0107.	Queries	Page number 5,6,7	Dynamic Duration Model	Regarding the Dynamic Duration Model The very basic concept and methodology adopted under the Dynamic Duration model appears to be unscientific and financially unviable. The total investment involved in construction of a single skywalk includes substantial capital expenditure along with recurring monthly operational and maintenance costs such as 24 into 7 security arrangements, electricity charges, housekeeping and cleaning expenses, Annual Maintenance Contract AMC charges for lifts and escalators, administrative overheads, applicable taxes, rentals, and statutory payments, Depreciation and contingencies, under such circumstances, a restricted licence period determined through a Dynamic Duration mechanism, wherein the fixed base price is calculated based on the guidance value of the area, is not financially sustainable. The prescribed Base Price ranging from 1800000 to 5400000 per annum with an annual escalation of 5 percent further aggravates the financial burden and makes the project commercially unviable. The linkage of base price to the guidance value of the area does not scientifically reflect the revenue generating potential of advertisement rights. We therefore request that the base price methodology be reconsidered without adopting the guidance value of the area as the determining factor.	05-03-2026 13:19:52	The Bidder / Concessioner is advised to account for all these costs including, Construction, Maintenance, Unforce, Over Head Charges etc and Keeping in mind all these Quote the Minimum time duration. Which is Practicable to him / her or the agency.
13	Indent No: SE0107.	Queries	Page no 60/61	Revenue Potential from Advertisements	The advertisement revenue potential is purely an internal commercial assessment of the concessionaire and is dependent on market conditions, location viability, brand tie-ups, and operational strategy. It is not appropriate for the authority to predetermine or indirectly regulate such internal financial projections through restrictive duration models. This aspect may kindly be reconsidered.	05-03-2026 13:19:31	No Change
14	Indent No: SE0108.	No Quey					

SI No	Tender Number	Document Name	Page Number/Section Name	Statement	Query	Submitted On	Query Response / Amendment
1	2	3	4	5	6	7	8
15	Indent No: SE0109.	Queries	Page no 45	Regarding Award Criteria - Least Period Offered	The present system of awarding the project based on the least concession period offered by the concessionaire is also not practical. Such a method may compel bidders to quote unrealistically shorter durations, which could ultimately affect long term maintenance standards and service quality. We request that this award methodology be reviewed and replaced with a more balanced and technically sound evaluation mechanism.	05-03-2026 13:32:10	The Bidder / Concessioner is advised to account for all these costs including, Construction, Maintenance, Unforce, Over Head Charges etc and Keeping in mind all these Quote the Minimum time duration. Which is Practicable to him / her or the agency.
16	Indent No: SE0109.	Queries	Page no 45	Construction Period -Inclusion in Concession Period	As experienced in previous skywalk projects, several genuine practical constraints arise at site, including shifting of utilities, traffic police permissions, local issues, coordination delays, and statutory approvals, due to which completion within nine months is practically challenging. However, the present RFP proposes to include the entire construction period within the total concession period. This is not equitable, as the concessionaire does not generate any revenue during the construction phase. We therefore request that the preliminary construction period be excluded from the total contractual/concession period and treated separately.	05-03-2026 13:34:27	No Change
17	Indent No: SE0109.	Queries	Page no 5,6,7	Dynamic Duration Model	The very basic concept and methodology adopted under the Dynamic Duration model appears to be unscientific and financially unviable. The total investment involved in construction of a single skywalk includes substantial capital expenditure along with recurring monthly operational and maintenance costs such as 24 into 7 security arrangements, electricity charges, housekeeping and cleaning expenses, annual maintenance Contract AMC charges for lifts and escalators, administrative overheads, applicable taxes, rentals, and statutory payments, depreciation and contingencies, under such circumstances, a restricted licence period determined through a Dynamic Duration mechanism, wherein the fixed base price is calculated based on the guidance value of the area, is not financially sustainable. The prescribed Base Price ranging from 1800000 to 5400000 per annum with an annual escalation of 5percent further aggravates the financial burden and makes the project commercially unviable. The linkage of base price to the guidance value of the area does not scientifically reflect the revenue-generating potential of advertisement rights.	05-03-2026 13:31:34	The Bidder / Concessioner is advised to account for all these costs including, Construction, Maintenance, Unforce, Over Head Charges etc and Keeping in mind all these Quote the Minimum time duration. Which is Practicable to him / her or the agency.
18	Indent No: SE0109.	Queries	Page no 60,61	Revenue Potential from Advertisements	The advertisement revenue potential is purely an internal commercial assessment of the concessionaire and is dependent on market conditions, location viability, brand tie ups, and operational strategy. It is not appropriate for the authority to predetermine or indirectly regulate such internal financial projections through restrictive duration models. This aspect may kindly be reconsidered.	05-03-2026 13:33:33	No Change
19	Indent No: SE0110.	No Query					
20	Indent No: SE0111.	No Query					
21	Indent No: SE0112.	GENERAL	GENERAL	WETHER WE ARE DEVELOP LED DISPALY ON FOB	CAN DEPT ALLOW US TO DEVELOP LED DISPLAY ON FOB IF YES PL CLARIFY FURTHER ANY TERMS OR CONDITIONS TO BE IMPOSED	05-03-2026 14:38:58	Advertisements displayed on the Skywalks cross over. The selected bidder shall put static advertisement with the approved cloth by BCCC. No digital or light emitting displays are allowed at any circumstances.

Sl No	Tender Number	Document Name	Page Number/Section Name	Statement	Query	Submitted On	Query Response / Amendment
1	2	3	4	5	6	7	8
22	Indent No: SE0112.	GENERAL	GENERAL	LICENSE FEE OF BBMP OR ADVERTISEMENT TAX	PL CLARIFY LICENSE FEE ,ADVERTISEMENT TAX ISSUE - WETHER CONCESSIONIER WILL PAY EXTRA OVER AND ABOVE THE ROYALTY COST	05-03-2026 14:09:36	As per Tender document Rs 5.0 lakhs (Rs. One lakh through e-payment & remaining Rs Four Lakhs as specified in bid document). Who ever wants to pay Rs 5.0 lakhs of e-payment, they can pay, for those, other forms (Rs 4.0 Lakhs) of payment is not mandatory.
23	Indent No: SE0112.	PRE BID QUERIES	21 EMD OR BID SECURITY SUBMISSION	EMD RUPEES 5 LAKH -AS ONE LAKH ONLINE AND 4 LAKH IN THE FORM OF BG	PL ALLOW TO PAY FULL AMOUNT EMD PAYMNET THROUGH E- PAYMENT ELECTRONIC CASH TRANSFER ON KPFP PORTAL	05-03-2026 13:54:54	Other than the Concession Fee as mentioned in Page No: 73 of the RFP. The Concessionary shall pay the Advertisement Fee as per Schedule-II of the Greater Bengaluru Area (Advertisement) Rules, 2025 which are in force and as and when they amended.
24	Indent No: SE0112.	SCOPE OF WORK	Page no 15	SPAN , WIDTH OF THE SKYWALK	FOR BETTERMENT OF THE PROJECT WE REQUIRED EXACT SPAN , ROAD WIDTH ,FOOTPATH CONDITION HOW MUCH SPACE AVAIBALE ON FOOTH PATH FOR STAIRCASE , LIFT AND ESCALATOR TO BE INSTALLED	05-03-2026 13:59:41	Please See Clause 1.28 in Page No: 32 of the RFP
25	Indent No: SE0112.	SUBMISSION DATE	Page no 7	SUBMISSION DATE 13.03.2026	For the project sustainability assessment, we need to conduct a detailed study which includes a survey of potential locations, estimation of material costs, design development, structural cost analysis, and evaluation of the financial model viability. time to ensure accuracy and completeness, we kindly request you to grant an extension of the submission date by at least 15 days.	05-03-2026 14:26:16	The Calander of Events will be Amended and notified in the KPP Portal. Please watch and refer the KPP Portal from time to time.
26	Indent No: SE0113.	Queries	Page no 9	Commercial Advertisement Rights at Queens Junction	With reference to the above subject we respectfully submit that in the list of locations notified for construction of skywalks under the Dynamic Duration Model the location mentioned at serial no 9 namely Construction of Skywalk under PPP Model on Design Build Finance Operate and Transfer DBFOT basis on Dynamic Duration Model under Commercial Advertisement Rights at Queens Junction Integrated with MG Road, Kasturba Road Javelle Road and Queens Road has been included in the tender notification cited under reference above. In this regard, we respectfully submit that the said location at Queens Junction has already been allotted to us earlier and the matter has been adjudicated by the Hon ble High Court of Karnataka in WP No 6856 2018 LB BMP dated 30 09 2022. Therefore inclusion of the above location in the present tender notification may lead to duplication and potential legal complications, in view of the existing allotment and the order of the Honble High Court. In light of the above. We kindly request your good offices to delete the location at Serial No 9 queens Junction from the list of locations mentioned in the tender notification and the RFP document, and proceed with the tender process accordingly.	05-03-2026 13:44:57	The Tender for said Location has been with drawn from Tender, to avoid multiplicity of Litigations and to follow the Directions of the Honorable Court. (Indent No: SE0113)

Sl No	Tender Number	Document Name	Page Number/Section Name	Statement	Query	Submitted On	Query Response / Amendment
1	2	3	4	5	6	7	8

B) M/s Prakash Arts Private Ltd on Dated: 25-02-2026. (To: Additional Commissioner (Development), BCCC & EE-TEC-BCCC)

27	Indent No: SE0113.				With reference to above, the cancellation of earlier work order was challenged in the Hon'ble High court of Karnataka vide reference 1 above, and accordingly the verdict was issued to construct the skywalk. The verdict was bought to the notice of BBMP and a revised work order was issued Revised Work Order No: EE/R/TEC/MO/99/2022-23 dated,02.03.2023	25/02/2026	The Tender for said Location has been with drawn from Tender Notification, to avoid multiplicity of Litigations and to follow the Directions of the Honarable Court. (indent No: SE0113) M/s Prakash Arts Private Ltd has to implement the project at the earliest integrating the junction, as per the directions of Honarable High Court of Karnataka in WP No: 856/2018 (LB-BMP) Dated 30-09-2022 with immediate effect.
28	Indent No: SE0113.				Further, the installation of ATIMS Poles of DULT department at the said junction was disturbing the foundation portions of skywalk and hence the project got delayed for months for co ordination with DULT department to align and adjust to their signalling ATIMS poles and accordingly the revised drawing was approved by the BBMP authority directing to commence the work without disturbing the ATIMS signalling poles vide letter dated 05.06.2023.	25/02/2026	
29	Indent No: SE0113.				Meanwhile, a prestigious world cup cricket matches were scheduled at chinnaswamy stadium which is very adjacent to the skywalk construction place and since more and more public will gather during the world cup cricket match, it will be difficult to manage the public and to disturb the public movement if construction work started. Hence, a letter was issued to us to postpone the commence ment of construction works till theallmatches concluded. An official letter was issued in this regard dated 31.10.2023. Hence the project got delayed for further few months.	25/02/2026	
30	Indent No: SE0113.				Later, the drawing which was approved earlier has been revised as advised by the local political authority and the co ordination with DULT department for their ATIMS signalling pole placement has delayed our project for further few months.	25/02/2026	
31	Indent No: SE0113.				Hence, with these above genuine and practical issues, we now request your good self to kindly issue us the revised work order so as to bring the state of the Art designed skywalk project at the said junction to help the general public at the most	25/02/2026	

C) M/s Prakash Arts Private Ltd on Dated: 01-03-2026. (To: Additional Commissioner (Development), BCCC)

32	Indent No: SE0113.				With reference to the above and further to our earlier letters dated 24.02.2026 and 27.02.2026, we respectfully submit that Sl. No. 9 location, namely: "Construction of Skywalk under PPP Model on Design, Build, Finance, Operate and Transfer (DBFOT) basis on 'Dynamic Duration' model under Commercial Advertisement Rights at Queens Junction (Integrated with MG Road, Kasturba Road, Lavelle Road and Queens Road) (Integrated) as mentioned in the Tender Notification No. BCCC/EE/TEC/Tend/04/2025-26 dated 23.02.2026, may kindly be deleted.	01/03/2026	The Tender for said Location has been with drawn from Tender Notification, to avoid multiplicity of Litigations and to follow the Directions of the Honarable Court. (indent No: SE0113) M/s Prakash Arts Private Ltd has to implement the project at the earliest integrating the junction, as per the directions of Honarable High Court of Karnataka in WP No: 856/2018 (LB-BMP) Dated 30-09-2022 with immediate effect.
33	Indent No: SE0113.				We submit that the said location at Queens Junction has already been allotted to us, and the subject matter has been adjudicated and ordered by the Hon'ble High Court of Karnataka in W.P. No. 6856/2018 (LB-BMP) dated 30.09.2022, cited under Order of the Hon'ble High Court of Karnataka in W.P. No. 6856/2018 (LB-BMP) dated 30.09.2022	01/03/2026	

Sl No	Tender Number	Document Name	Page Number/Section Name	Statement	Query	Submitted On	Query Response / Amendment
1	2	3	4	5	6	7	8
34	Indent No: SE0113.				In view of the above, inclusion of the said location in the current tender notification may result in duplication and potential legal complications.	01/03/2026	The Tender for said Location has been with drawn from Tender Notification, to avoid multiplicity of Litigations and to follow the Directions of the Honorable Court. (indent No: SE0113)
35	Indent No: SE0113.				We therefore request your good office to kindly delete the above-mentioned location from the tender notification and take necessary action at the earliest.	01/03/2026	M/s Prakash Arts Private Ltd has to implement the project at the earliest integrating the junction, as per the directions of Honorable High Court of Karnataka in WP No: 856/2018 (LB-BMP) Dated 30-09-2022 with immediate effect.

D) M/s Signpost India Limited on Dated: 05-03-2026. (To: EE-TEC-BCCC)

36	General		Vol 1, Evaluation of commercial bids (contract period incl. 9 months construction)	Lowest concession period (including 9 month construction); delay due to BCCC not counted, delay due to agency counted.	Kindly clarify the exact date from which the 9 month construction period and quoted concession period will commence for each FOB. We request confirmation that both periods shall start only from the date of encumbrance free physical handover of the site (free from utilities, structures, litigation, and third party occupation) for that location.	05/03/2026	The concession period is as period quoted by the Concessionaire from the date of issue of Work order of skywalk. The construction period shall be 09 months (2 months for submission proof checked structural drawings + 7 months for the execution of structure) from the date of award of work for each location. See Page No: 45 of the RFP.
37	General		Vol-1, General responsibilities / approvals	Concessionaire responsible for design, approvals and construction; only delays clearly attributable to BCCC are excluded from construction period.	Please clarify that time taken by external/statutory authorities (traffic police, utilities, PWD, environment, etc.) to issue approvals/NOCs, despite timely and complete submissions by the concessionaire, will be treated as delay not attributable to the concessionaire and excluded from both construction and concession periods.	05/03/2026	The bidder who bids for the lowest months including construction period of 9 months for work of Skywalk will be awarded the work after due approvals from competent authority. (If there is delay in construction of skywalk due to fault of BCCC, then such a period will not be considered for construction. If the delay is due to the agency, then such period will be considered for contract period). See Page No: 35 of the RFP.
38	General		Technical / Commercial conditions – Electrical works	Concessionaire to install electrical systems and operate lifts, escalators, lighting; no explicit commitment for sanctioned load up to site.	Kindly confirm that BCCC will coordinate with the BESCOM and ensure sanction of required electrical load and provision of supply up to the designated FOB boundary/feeder pillar within a defined timeline. Internal electrical works, metering and energy charges will be borne by the concessionaire.	05/03/2026	It's the Obligation of the Agency / Concessionary to get the approval / actions etc from all other parasital agencies.
39	General		Scope of Work – Utilities shifting/protection	Concessionaire to undertake shifting/protection of utilities as required; time-impact not clearly stated.	Please clarify how delays in shifting/removal/diversion of utilities owned by third-party agencies (water, OFC, power, etc.), despite timely request by the concessionaire, will be treated with respect to construction and concession periods.	05/03/2026	It's the Obligation of the Agency / Concessionary to get the approval / actions etc from all other parasital agencies.
40	General		O&M / Advertisement Rights	Concessionaire gets advertisement rights; no clear provision on illegal/unauthorized displays by third parties.	Kindly confirm that any unauthorized/illegal advertisements, banners, posters or encroachments by third parties on the FOB or within its designated influence zone will be treated as delacement of public property and infringement of concession rights, and that BCCC will promptly act for removal and legal action on written intimation.	05/03/2026	During the concession period, the Agency / Concessionary is duty bound to prevent the any un authorised / illegal Advertisements, Bills, Banners, Buntings on the FOB.
41	General		O&M responsibilities / Authority obligations	O&M obligations mainly on concessionaire; enforcement support not detailed.	Please clarify the extent of BCCC's support in coordinating with traffic police and other agencies to remove unauthorized hawkers/vendors and to maintain order and security at FOB entry/exit points and on the structure.	05/03/2026	During the concession period, the Agency / Concessionary is duty bound to Maintenance and Security of the FOB.
42	General		Contract Conditions – Force Majeure	Force majeure mentioned as a topic; detailed relief mechanism not clearly set out.	Kindly provide detailed force-majeure provisions including: list of events, intimation procedure, suspension of obligations, automatic extension of construction and concession periods, and treatment of concession fee during prolonged force-majeure events.	05/03/2026	Please refer the Contract Terms in the RFP Page No. 61 to 64

Sl No	Tender Number	Document Name	Page Number/Section Name	Statement	Query	Submitted On	Query Response / Amendment
1	2	3	4	5	6	7	8
43	General		Risk allocation – future public works (not specifically covered)	No explicit clause for long-term obstructions due to future flyovers, metro, grade separators etc.	Over a long concession period, future public works may obstruct pedestrian access or advertisement visibility. Please clarify the relief mechanism (license fees rebates, concession extension, alternate site, etc.) if any such works materially impact usage/visibility and project revenues.	05/03/2026	If the skywalk has to be shifted due to any Infrastructure by BCCC, GBA or any other Govt agency, the agency has to shift, re locate appropriately at his own risk and cost. Then in that case the Concession Period for the new location shall be equal to that of the original Concession period. Example: If the Concession period is Say 120 Months. After 60 Months the Skywalk is to be shifted or dismantled. Then at the Skywalk is Shifted to alternative location. Then From the Work Order (including Shifting / Construction time) the New Concession Period will be 120 Months. (The Base Rate will be revised and calculated at new location based on the Guidance Value of the Old and New Location at that time).
44	General		Termination & Consequences – Authority rights	Authority may terminate/modify for various reasons; no explicit compensation formula if FOB is removed for public works mid-term.	Considering the high capital investment and long ROI period, kindly clarify the compensation mechanism if, during the concession period, the FOB is required to be permanently dismantled/relocated for road widening, metro or any public project not due to concessionaire default.	05/03/2026	Same as Above
45	General		Commercial Terms – Concession Fee / Reserve Price	Reserve annual concession fee per location, to be at least matched by bidder, payment in advance indicated.	Please confirm (a) whether annual concession fee shall be payable yearly in one instalment, or in quarterly/monthly instalments; and (b) accepted payment modes (online/RTGS/e-payment only, or also DD).	05/03/2026	Both the Concession Fee and Advertisement Fee Shall be paid upfront Yearly.
46	General		Performance Bank Guarantee (PBG)	PBG amount and minimum validity (up to one year from award or 3 months after start of O&M).	Since the concession period is substantially longer, please accept to submit the PBG can be maintained as a rolling/ yearly renewable basis.	05/03/2026	Bank Guarantee with auto renewal clause (mode) as per (Please refer to the Master Circular of RBI No: DBOD.No.Dir.BC.12/13.03.00/2010-11 dated July 1, 2010 updating instructions/ guidelines issued to banks.) RBI Guidelines is acceptable.
47	General		Vol-1, Clause 1.12 – Qualification Criteria (Technical & Financial) – Consortium / JV	JV is allowed	We request to not allow the JV in this contract	05/03/2026	No Change
48	General		Reverent work experience Page 21, 1.13	Must have developed/constructed either (a) skywalks or (b) minimum 50 MT ... FOB Kindly clarify whether the Bank Guarantee can be submitted in digital form through the portal, or whether the entire EMD amount can be submitted through e-payment.	We request to please keep the provision for allowing the participant with experience of Any size of FOB with the similar amenities installed. Request to allow submission of an e-Bank Guarantee or payment of the full EMD amount through e-payment.	05/03/2026	No Change
49	General		Page 15, Scope	The tender document does not specify the exact span length, road width, or distance of the skywalk at each proposed location. Kindly clarify the exact span / crossing distance and carriageway width for all locations.	Request the authority to provide location-wise site drawings, road width details, and indicative span length of each skywalk to enable accurate design and cost estimation.	05/03/2026	Please See Clause 1.28 in Page No: 32 of the RFP
50	General		Seeking the clarity on Location at the site	Only location details are provided clarify whether the construction of skywalk on footpath	Clarify the location of foundations and construction of Skywalk whether the same will be allow on footpaths.	05/03/2026	Before submitting a bid, it is mandatory for agencies to visit the site to assess the ground conditions, constraints, and space availability to ensure accurate pricing. Failure to inspect may lead to rejected bids, as bidders are assumed to have considered all local conditions and logistical challenges in their quote.

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51	General		DBR details	DPR details required	Provide the DPR for the individual locations of the skywalks/FOB's	05/03/2026	Same as Above
52	General		PWD License	Tender no. BCCC/2025-26/SE0106 Technical Qualification	Kindly clarify if the PWD registration is required as per the technical clarification vide tender No. BCCC/2025-26/SE0106 PWD Registration is mandated	05/03/2026	Not Required, But, if the bidder is not registered in BCCC, you should register with BCCC advertisement department once tender is awarded.
E) M/s Pioneer Publicity Corporation Limited on Dated: 05-03-2026. (To: EE-TEC-BCCC)							
53	General				With reference to the above-mentioned tender, we understand that the bidder is required to quote the duration of the project in number of months and that fixed license fee is payable under the terms of the tender.	05/03/2026	The bidder who quotes minimum period including construction period for the said location shall be considered for approval.
54	General				In this regard, we kindly request clarification on whether any Advertisement Tax or any other statutory levy related to advertisements will be applicable for this project. If such tax is applicable, we request you to kindly specify the amount or the basis on which the Advertisement Tax will be calculated and payable.	05/03/2026	Other than the Concession Fee as mentioned in Page No: 73 of the RFP. The Concessionary shall pay the Advertisement Fee as per Schedule-II of the Greater Bengaluru Area (Advertisement) Rules, 2025 which are in force and as and when they amended.
55	General				Further, we would like to submit that preparation of the tender requires extensive technical and financial planning. Considering the ongoing festive season and the time required for proper preparation of the bid, we request your good office to kindly extend the tender submission date by at least 15 days to enable interested bidders to prepare comprehensive and competitive proposals.	05/03/2026	The Calander of Events will be Amended and notified in the KPP Portal. Please watch and refer the KPP Portal from time to time.



Chief Engineer (Zone-1)
Bengaluru Central City Corporation